


TO LET

7,371 SQ.FT. RETAIL UNIT WITH OPEN A1 PLANNING PERMISSION

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Castle View Shopping Centre, Caerphilly CF83 1SN

Location

The town of Caerphilly is located approximately 8 miles north of Cardiff and has an immediate population of around 40,000.

Castle View Shopping Centre is situated approximately 1.5 miles to the west of the town centre. The Shopping Centre occupies a prominent and accessible location fronting Nantgarw Road close to its junction with the A468 and A469 which has circa 40,000 vehicles passing daily and provides access to a wider catchment via the A470 one mile to the west.

The subject scheme extends to approximately 30,000 sq.ft. comprising 11 units with 141 on site parking spaces, together with two family public houses, and a **Lidl supermarket**. In addition the Cwrt Rawlin Primary School (400 pupils) is directly opposite.

Existing occupiers in the Centre include: **Tesco Express, Greggs, Dominos, Esquires Coffee Shop, Subway, Castle View Medical Centre and Bupa Dental Practice**, together with a variety of established local restaurants and takeaways.

Description

The subject property comprises a purpose built retail unit immediately adjacent to **Lextan, Tesco Express and Esquires Coffee Shop** benefiting from unrestricted retail use and may be suitable for other uses, subject to planning.

Accommodation

The property provides the following approximate areas and dimensions. These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor Gross Internal Area 7,371 sq.ft. | 684.7 sq.m.

Energy Performance Certificate

On application

Rates

The current Rateable Value of the property for the period 2023/24 is based on UBR multiplier of £0.535p. The Rates Payable for 2023/24 are as follows:

Rateable Value = TBC

Rates Payable = TBC

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Terms

The property is available by way of a new sub lease on a full repairing and insuring basis.

Rent

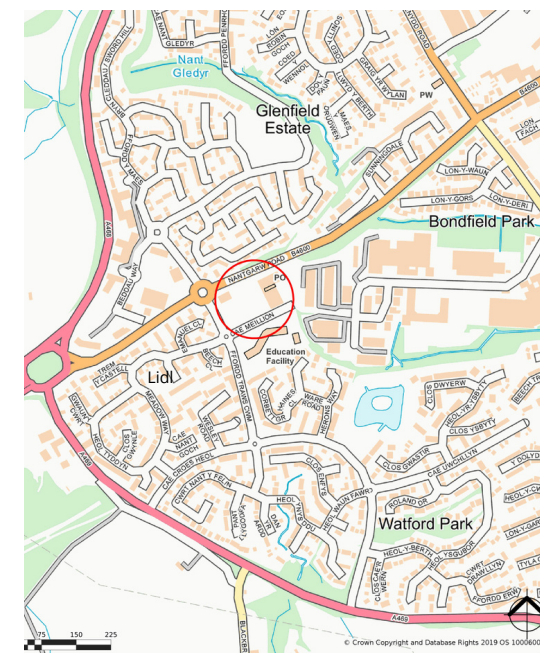
On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.



CONTACT

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